

EXHIBIT A TO OFFER TO PURCHASE -- CITY OF MILWAUKEE SCOPE OF WORK

Scope of Work for Property Located at: 3119 North 13th Street

Property is: Single Family ☒ Duplex ☐ Other ☐

Date: 3/13/2019 **OCCUPIED** ☐ **VACANT** ☒

City prepared this Scope upon visual inspection only, for limited purpose. City does not warrant content or conclusions, and is not responsible for errors, omissions, or discovery of conditions that are or may constitute defects or concerns

ESSENTIAL REPAIRS. All buyers must complete Essential Repairs and obtain "Essential Repair Verification Form" and provide same to DCD within 180 days of City's deed to buyer in order to get return of performance deposit.

| Location | Required Work | Note/Comments | Cost |
|-----------------|---|--|---------------------|
| Entire Building | Structural Violations n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> | bowing foundation walls | \$ 45,000.00 |
| | Defective/Missing HVAC n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> | boiler, radiators and distribution plumbing - permit | \$ 11,000.00 |
| | Defective/Missing Plumbing n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> | water heater/1 toilet/sink/shower - permit | \$ 5,085.00 |
| | Defective/Missing Electrical n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> | meter/main panel/distribution - permit | \$ 5,085.00 |
| | Defective/Missing Egress n/a <input type="checkbox"/> Yes <input type="checkbox"/> | | \$ |
| | Defective/Missing Smoke Alarm n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> | all floors including basement | \$ 150.00 |
| | Defective/Missing CO Alarm n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> | all floors including basement | \$ 150.00 |
| | Defective/Missing Roof (Major) n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> | front porch | \$ 2,000.00 |
| | Missing Window(s) n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> | missing/damaged/boarded windows | \$ 300.00 |
| | Missing Exterior Door(s) n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> | rear door | \$ 350.00 |
| | Other n/a <input type="checkbox"/> Yes <input type="checkbox"/> | | \$ |
| | Essential Repairs: Estimated Cost:* | | \$ 69,120.00 |

*average contracted cost. Actual costs may vary. Self help will reduce the amount.

OTHER REPAIRS (Exterior & Interior). Buyer is notified that the following are code violations that must be addressed and are subject to Department of Neighborhood Services (DNS) enforcement.

Exterior Condition Report

| Location | Required Work | Note/Comments | Cost |
|----------|--|---------------|-------------|
| Site | Landscaping n/a <input type="checkbox"/> Yes <input type="checkbox"/> | Self Help | \$ |
| | Steps/Handrails n/a <input type="checkbox"/> Yes <input type="checkbox"/> | | \$ |
| | Service walks n/a <input type="checkbox"/> Yes <input type="checkbox"/> | | \$ |
| | Fencing n/a <input type="checkbox"/> Yes <input type="checkbox"/> | | \$ |
| | Parking n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> | | \$ 2,500.00 |
| | Retaining walls n/a <input type="checkbox"/> Yes <input type="checkbox"/> | | \$ |
| | Other n/a <input type="checkbox"/> Yes <input type="checkbox"/> | | \$ |
| | Other n/a <input type="checkbox"/> Yes <input type="checkbox"/> | | \$ |
| | Singles: repair n/a <input type="checkbox"/> Yes <input type="checkbox"/> | | \$ |
| | Shingles: Roof over existing n/a <input type="checkbox"/> Yes <input type="checkbox"/> | | \$ |
| Garage | Shingles:Tear off & re-roof n/a <input type="checkbox"/> Yes <input type="checkbox"/> | | \$ |
| | Gutters/downspouts n/a <input type="checkbox"/> Yes <input type="checkbox"/> | | \$ |
| | Flashing n/a <input type="checkbox"/> Yes <input type="checkbox"/> | | \$ |
| | Eaves n/a <input type="checkbox"/> Yes <input type="checkbox"/> | | \$ |
| | Siding n/a <input type="checkbox"/> Yes <input type="checkbox"/> | | \$ |
| | Doors n/a <input type="checkbox"/> Yes <input type="checkbox"/> | | \$ |
| | Windows n/a <input type="checkbox"/> Yes <input type="checkbox"/> | | \$ |
| | Slab n/a <input type="checkbox"/> Yes <input type="checkbox"/> | | \$ |
| | Paint n/a <input type="checkbox"/> Yes <input type="checkbox"/> | | \$ |
| | Electrical n/a <input type="checkbox"/> Yes <input type="checkbox"/> | | \$ |
| | Other n/a <input type="checkbox"/> Yes <input type="checkbox"/> | | \$ |

Porches

| | | | | | | | |
|-----------------|-----|--------------------------|-----|-------------------------------------|-------------|----|--------|
| Roof | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | | \$ | |
| Deck-upper | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | | \$ | |
| Deck--lower | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | | \$ | |
| Steps/handrails | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | front porch | \$ | 400.00 |
| Ceiling | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | | \$ | |
| Guardrails | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | rear porch | \$ | 750.00 |
| Structural | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | | \$ | |
| Paint | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | | \$ | 700.00 |
| Other | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | lattice | \$ | 300.00 |

House

| | | | | | | | |
|------------------------------|-----|--------------------------|-----|-------------------------------------|--------------------------|----|----------|
| Chimney | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | tuckpoint/repair | \$ | 850.00 |
| Shingles: repair | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | | \$ | 1,000.00 |
| Shingles: Roof over existing | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | | \$ | |
| Shingles:Tear off & re-roof | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | | \$ | |
| Gutters/downspouts | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | includes porches | \$ | 1,600.00 |
| Flashing | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | | \$ | |
| Eaves | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | | \$ | 2,500.00 |
| Siding | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | damaged wood siding | \$ | 550.00 |
| Storm Doors | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | | \$ | |
| Prime ("main") Doors | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | | \$ | |
| Storm Windows | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | | \$ | |
| Prime ("main") Windows | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | damaged/original windows | \$ | 2,100.00 |
| Paint | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | | \$ | 1,500.00 |
| Foundation | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | | \$ | |
| Electrical | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | | \$ | |
| Other | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | | \$ | |
| Other | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | | \$ | |
| Other | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | | \$ | |
| Other | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | | \$ | |

Exterior: Estimated Cost:* \$ **14,750.00**

*average contracted cost. Actual costs may vary. Self help will reduce the amount.

Interior Condition Report

Unit: Entire unit (single family) ☒
Upper unit of duplex ☐

Lower unit of duplex ☐
Other ☐

Mechanical Required Work

Heating

| | | | | | |
|-------------------------------------|-----|--------------------------|-----|--------------------------|----|
| Repair/replace boiler | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ |
| Repair radiation | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ |
| Repair/replace furnace | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ |
| Repair ductwork | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ |
| Replace thermostat | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ |
| Repair/replace grilles | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ |
| Tune boiler/furn. insp ht exchanger | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ |

Electrical

| | | | | | | |
|------------------------------|-----|--------------------------|-----|-------------------------------------|----|--------|
| Repair/replace receptacles | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | 150.00 |
| Repair/replace switches | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | 150.00 |
| Repair/replace fixtures | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | 150.00 |
| Install outlets and circuits | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |
| Install outlets and circuits | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |
| Install outlets and circuits | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |
| Install outlets and circuits | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |
| Upgrade service | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |
| Other | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |
| Other | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |

Plumbing

| | | | | | | |
|------------------------------------|-----|--------------------------|-----|-------------------------------------|----|----------|
| Complete kitchen | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | 1,500.00 |
| Repair/replace kitchen sink faucet | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |
| Repair/replace tub | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |
| Repair/replace tub faucet | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |
| Repair/replace toilet | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |
| Repair/replace lavatory | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |
| Repair/replace lavatory faucet | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |
| Repair/replace wash tub | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | 220.00 |
| Repair/replace wash tub faucet | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | 250.00 |
| Unclog piping: | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |
| Repair drain/waste/vent piping | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |
| Repair water piping | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |
| Repair/replace water heater | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |
| Other | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |
| Other | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |

Windows

| | | | | | |
|----------------------|-----|--------------------------|-----|--------------------------|----|
| Replace broken glass | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ |
|----------------------|-----|--------------------------|-----|--------------------------|----|

| | | | | | |
|------------------------|-----|--------------------------|-----|--------------------------|----|
| Repair or replace sash | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ |
|------------------------|-----|--------------------------|-----|--------------------------|----|

Doors

| | | | | | | |
|-------------------------|-----|--------------------------|-----|-------------------------------------|----|---------------|
| Repair or replace doors | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | 510.00 |
|-------------------------|-----|--------------------------|-----|-------------------------------------|----|---------------|

| | | | | | | | |
|-------------------------------|-----|--------------------------|-----|-------------------------------------|------------------|----|---------------|
| Repair or repl. locks/latches | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | <i>Self Help</i> | \$ | 165.00 |
|-------------------------------|-----|--------------------------|-----|-------------------------------------|------------------|----|---------------|

Walls/Ceilings

| | | | | | | |
|-----------------------------|-----|--------------------------|-----|-------------------------------------|----|---------------|
| Repair or repl. @ defective | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | 850.00 |
|-----------------------------|-----|--------------------------|-----|-------------------------------------|----|---------------|

Paint

| | | | | | | |
|-----------------------------|-----|--------------------------|-----|-------------------------------------|----|---------------|
| Repair or repl. @ defective | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | 425.00 |
|-----------------------------|-----|--------------------------|-----|-------------------------------------|----|---------------|

Fire Safety

| | | | | | | |
|------------------------------|-----|--------------------------|-----|--------------------------|------------------|----|
| Install smoke/CO alarm:bsmt. | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | <i>Self Help</i> | \$ |
|------------------------------|-----|--------------------------|-----|--------------------------|------------------|----|

| | | | | | | |
|----------------------------------|-----|--------------------------|-----|--------------------------|------------------|----|
| Install smoke/CO alarm: 1st flr. | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | <i>Self Help</i> | \$ |
|----------------------------------|-----|--------------------------|-----|--------------------------|------------------|----|

| | | | | | | |
|----------------------------------|-----|--------------------------|-----|--------------------------|------------------|----|
| Install smoke/CO alarm: 2nd flr. | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | <i>Self Help</i> | \$ |
|----------------------------------|-----|--------------------------|-----|--------------------------|------------------|----|

Handrails

| | | | | | | | |
|--------------------------|-----|--------------------------|-----|-------------------------------------|------------------|----|---------------|
| Repair/replace defective | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | <i>Self Help</i> | \$ | 450.00 |
|--------------------------|-----|--------------------------|-----|-------------------------------------|------------------|----|---------------|

Stairs

| | | | | | | | |
|------------------|-----|--------------------------|-----|-------------------------------------|------------------------|----|---------------|
| Repair defective | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | basement stairs | \$ | 350.00 |
|------------------|-----|--------------------------|-----|-------------------------------------|------------------------|----|---------------|

Floors

| | | | | | |
|------------------|-----|--------------------------|-----|--------------------------|----|
| Repair defective | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ |
|------------------|-----|--------------------------|-----|--------------------------|----|

Other

| | | | | | |
|--|-----|--------------------------|-----|--------------------------|----|
| | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ |
|--|-----|--------------------------|-----|--------------------------|----|

| | | | | | |
|--|-----|--------------------------|-----|--------------------------|----|
| | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ |
|--|-----|--------------------------|-----|--------------------------|----|

| | | | | | |
|--|-----|--------------------------|-----|--------------------------|----|
| | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ |
|--|-----|--------------------------|-----|--------------------------|----|

| | | | | | |
|--|-----|--------------------------|-----|--------------------------|----|
| | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ |
|--|-----|--------------------------|-----|--------------------------|----|

| | | |
|----------------------------------|----|-----------------|
| Interior: Estimated Cost: | \$ | 5,170.00 |
|----------------------------------|----|-----------------|

| | | |
|---|----|------------------|
| Total Essential Repairs, Exterior, and Interior Cost:* | \$ | 89,040.00 |
|---|----|------------------|

*average contracted cost. Actual costs may vary. Self help will reduce the amount.

Inspected by Nikolas Stoehr

Date: 3/13/2019

Self Help

Work listed as "self help" means the cost estimate includes only the cost of the materials, not labor or equipment.

Important Information Regarding Permits

All plumbing, heating, electrical, and structural repairs require permits before work can start.

Permits are obtained at the Development Center located on the first floor of 809 N. Broadway.

Licensed contractors must do the above work, although owner occupants *may* be eligible to do maintenance work and structural/carpentry repairs.

Owner occupants *may* be eligible to do plumbing work on the unit they live in, but check with the plumbing inspector first.

Generally, minor carpentry repairs, plaster patching, and painting do not require permits.

Anyone disturbing painted surfaces must assume they contain lead paint if the home was built before 1978. Contractors must be licensed to do lead abatement and must obtain a permit. Permits are obtained from the Health Department, located at 841 N. Broadway, 1st Floor.